

Laguna Hills 92653

ZIP code · CA · California > Orange County > Laguna Hills

SELLER'S MARKET

\$1.4M

MEDIAN SALE PRICE

+24.7%

1-YR CHANGE

246

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



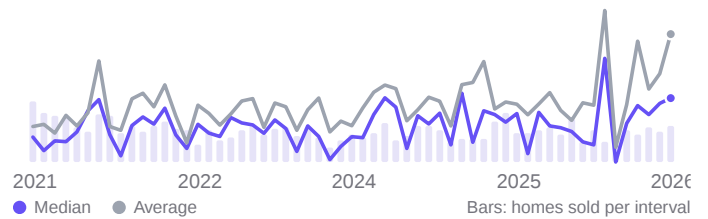
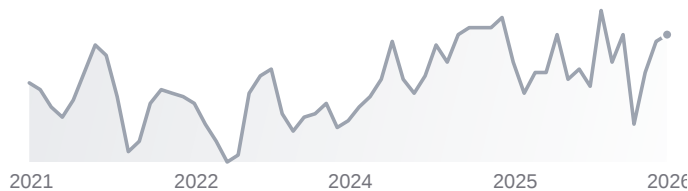
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$1.5M · Average \$2.4M

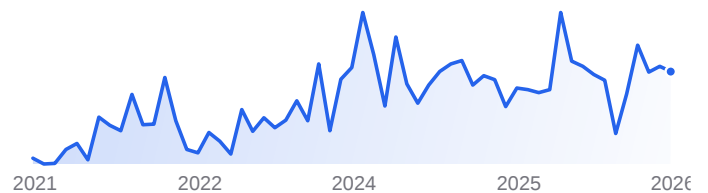
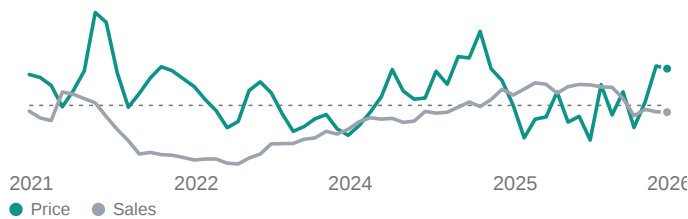


Growth (year over year)

Price +24.7% · Sales -4.7%

Price per square foot

\$658/ft²

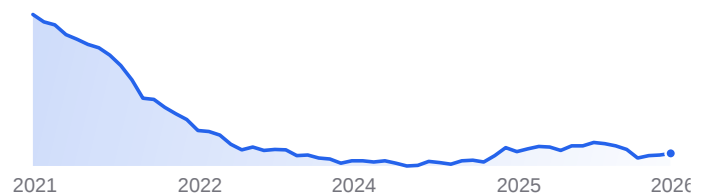
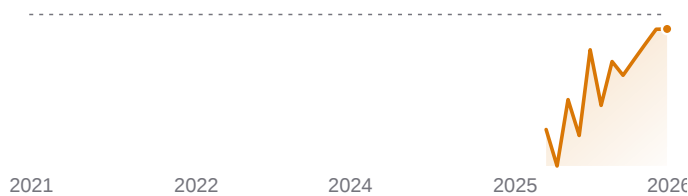


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

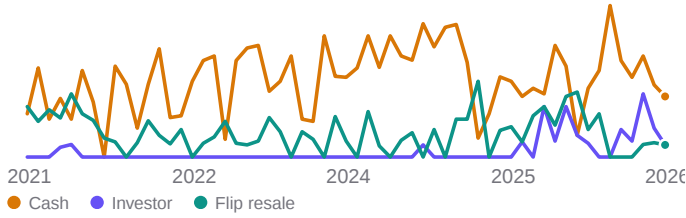
2.8%



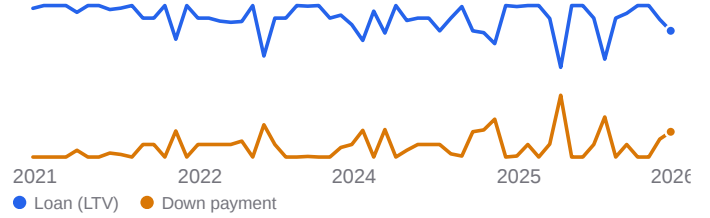
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 4.0% · Flip resale 4.0%

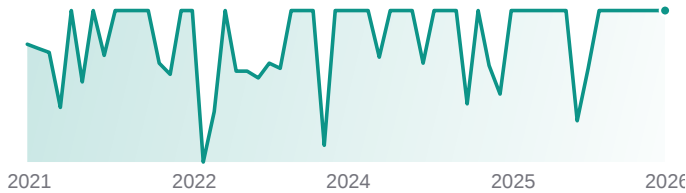


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



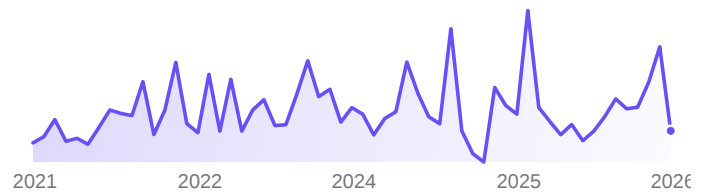
Sellers who sold at a gain

100%



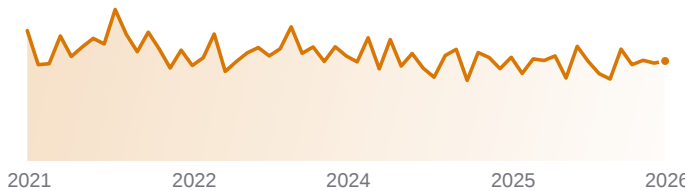
Typical hold before selling

6.6 yrs



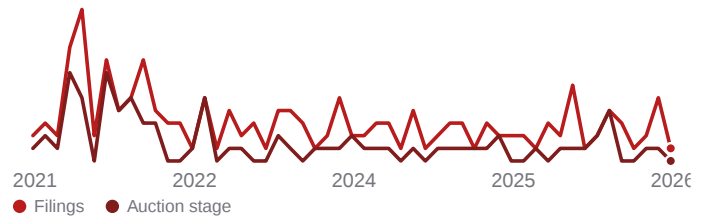
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	8,733
Median value (AVM)	\$1.3M
Median size	2,007 ft²
Median bedrooms	3
Median year built	1979
Single family	72%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	51%
Median loan-to-value	38%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	30,062
Density	4,561 / mi²
Median household income	\$128K
Average household income	\$171K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	239
Homes occupied	92%
Bachelor's or higher	36%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	63°F
Annual precip	14 in
Sunshine	75%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.